

MEETING OF THE COMMITTEE ON ZONING LANDMARK & BUILDING STANDARDS

TUESDAY, JANUARY 9, 2018 AT 10:00 AM
COUNCIL CHAMBERS, City Hall

Please Note:

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards at 312-744-6845

- I. Roll Call
- II. Deferred Items
- III. New Business
- IV. Adjournment

Items on this Amended Agenda
Appear in Numerical Order
According to Ward

OFFICE OF THE
CITY CLERK

2018 JAN-4 PM 11:11

REC'D BY:
#3
MURRAY

NO. A-8360 (11th WARD) ORDINANCE REFERRED (11-21-17)
DOCUMENT NO. O2017-8472

Common Address 4243 S Halsted St and 748-758 W 43rd St

Applicant Alderman Patrick Thompson

Change Request B2-3 Neighborhood Mixed Use District to RS1 Residential Single Unit
Detached House District

NO. A-8361 (11th WARD) ORDINANCE REFERRED (11-21-17)
DOCUMENT NO. O2017-8471

Common Address 4361-4401 S Halsted St

Applicant Alderman Patrick Thompson

Change Request B2-3 Neighborhood Mixed Use District to RS1 Residential Single Unit
Detached House District

NO. A-8356 (13th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT NO. O2017-7887

Common Address 5908 W 63rd St

Applicant Alderman Marty Quinn

Change Request B1-1 Neighborhood Shopping District to RS2 Residential Single Unit
Detached House District

NO. A-8362 (17th WARD) ORDINANCE REFERRED (11-21-17)
DOCUMENT NO. O2017-8473

Common Address 401-405 W 79th St and 7900-7904 S Vincennes Ave

Applicant Alderman David Moore

Change Request B3-2 Community Shopping District to RS3 Residential Single Unit
Detached House District

NO. A-8263 (33rd WARD) ORDINANCE REFERRED (11-21-17)
DOCUMENT NO. O2017-8474

Common Address 3280 N California Ave

Applicant Alderman Deb Mell

Change Request CI-3, Neighborhood Commercial District to B1-1 Neighborhood
Shopping District

NO. A-8357 (40th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT NO. O2017-7889

Common Address 2219 W Winona St

Applicant Alderman Patrick O'Connor

Change Request RS3 Single Family Detached House District to RT4 Residential Two Flat, Townhouse and Multi-Unit District

NO. A-8358 (47th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT NO. O2017-7891

Common Address 1900-1930 W Lawrence Ave, 4801-4811 N Winchester Ave and 4800-4810 N Wolcott Ave

Applicant Alderman Ameya Pawar

Change Request B3-3 Neighborhood Commercial District to B1-2 Neighborhood Shopping District

NO. A-8359 (47th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT NO. O2017-7893

Common Address 3720-3722 N Ashland Ave

Applicant Alderman Ameya Pawar

Change Request To classify as a Pedestrian Street

NO. TAD-565 (47th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT NO. O2017-8243

Amendment of Municipal Code Sections 17-3-0503-D by reclassifying a segment of N Ashland Ave as a Pedestrian Street

NO. 19449 (2nd WARD) ORDINANCE REFERRED (11-15-17)
DOCUMENT #02017-8291

Common Address: 1909 W Wabansia Ave

Applicant: Dan White and Jennifer Haro

Owner: Dan White and Jennifer Haro

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The Applicants are seeking a zoning change in order to permit the construction of a new three-story (with basement) single-family residence, with an attached garage, at the subject site. The existing two-story residential building will be razed. The new single-family residence will be masonry in construction and will measure 37 feet-7 inches in height

NO. 19455-T1 (2nd WARD) ORDINANCE REFERRED (11-21-17)
DOCUMENT NO. O2017-8411

Common Address 1211 W Webster

Applicant 1205 W Webster LLC

Owner 1205 W Webster LLC

Attorney Law Offices of Samuel V.P. Banks

Change Request B2-3 Neighborhood Mixed Use District to B2-3 Neighborhood Mixed Use District

Purpose The Applicant is proposing to develop the subject property with a four-story mixed-use building that will contain a retail unit at grade and three (3) residential units above. The proposed building will be masonry construction. The proposed building will be 2246.5 square feet and 43 feet in height. Onsite garage parking for three (3) cars will be located within the rear of the proposed building.

NO. 19458 (3rd WARD) ORDINANCE REFERRED (11-21-17)
DOCUMENT NO. O2017-8414

Common Address 547 E 45th Street

Applicant Emerald Management Company

Owner Fairfield Investments

Attorney Mark Kupiec

Change Request B1-2 Neighborhood Shopping District to RT4 Residential Two Flat Townhouse and Multi Unit District

Purpose To divide the property into two zoning lots and build one new single family home on each lot. Two parking spaces per house. Height 38 feet

NO. 19453 (11th WARD) ORDINANCE REFERRED (11-21-17)
DOCUMENT NO. O2017-8409

Common Address 2260 S. Grove St; 2416 S. Archer Ave,

Applicant Valerio Dewalt Train Associates, Inc.

Owner International Union of Operating Engineers (IUOE) Local 399 Building Corporation

Attorney Ken Funk, Deutsch, Levy & Engel, Chartered

Change Request Planned Development 868 and PMD 11 Planned Manufacturing District to Planned Development 868, as amended

Purpose Local 399 proposes to expand their training programs and convert part of the existing industrial building into a union education facility with labs, classrooms, office and administrative space. The facility will be 27,600 sf total and the existing building height is 38-11." Currently, there are 212 existing parking spaces in PD 868. As shown on the attached site plan, we propose a comprehensive parking and landscaping plan for the Local 399 buildings with 253 spaces total. Other than the revised parking, the use of 2260 S. Grove (sub-area A) will remain unchanged

NO. 19446-T1 (11th WARD) ORDINANCE REFERRED (11-15-17)
DOCUMENT #02017-8288

Common Address: 611-621 W 16th St; 1601-13 S DesPlaines St

Applicant: 613 W 16th Street Partnership

Owner: 613 W 16th Street Partnership

Attorney: Rolando Acosta

Change Request: RM-6 Residential Multi-Unit District to B2-5 Neighborhood Mixed Use District

Purpose: Conversion of the existing three story building and construction of a new seven story addition (75 feet in height) also for residential uses. The development would contain a total of 44 residential dwelling units, 45 off-street parking spaces, and no loading berth

NO. 19450 (16th WARD) ORDINANCE REFERRED (11-15-17)
DOCUMENT #02017-8292

Common Address: 2502-2504 W 60th St

Applicant: Justyna Gierszewska

Owner: Justyna Gierszewska

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: The Applicant is seeking a zoning change in order to permit the location and establishment of two (2) additional dwelling units, within the existing two-story four-unit residential building - for a total of six (6) dwelling units, at the subject site. There will be off-street (on-site) parking for at least two (2) vehicles, located at the rear of the building. The existing two-story multi-unit building is presently non-conforming. As such, the proposed Zoning Change will also bring the existing building into legal compliance under the current Zoning Ordinance. Aside from the interior buildup of the two additional units, no physical changes or alterations, to the exterior of the existing building, are intended or required. The existing building measures less than 40 feet-0 inches in height and is masonry in construction

NO. 19443-T1 (20th WARD) ORDINANCE REFERRED (11-15-17)
DOCUMENT #02017-8285

Common Address: 1335-1343 W 47th St

Applicant: Decorium Furniture Inc

Owner: Tim V. Le & Oanh Kim Le

Attorney: Dan Alic

Change Request: M1-2 Limited Manufacturing District to C3-3 Commercial, Manufacturing and Employment District

Purpose: The property is improved with a three story building; building floor area: 33,705 sq.ft. No dwelling units, 7 parking spaces. Building height: 38.6 feet land area 14,400 sq.ft. Furniture showroom; 2nd & 3rd Floor furniture warehouse

NO. 19465 (24th WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-8972

Common Address: 2401-2459 s Rockwell St; 2501-2559 W 24th St; 2500-2558 W 25th St

Applicant: 2445 S. Rockwell, LLC

Owner: 2445 S. Rockwell, LLC

Attorney: Richard Toth / Mara Georges, Daley and Georges, Ltd .

Change Request: M1-3 Limited Manufacturing/ Business Park District to a Manufacturing Planned Development

Purpose: An approximately 174,536 square foot industrial use building. The building will be approximately 40 feet high and will have in excess of 100 parking spaces. No dwelling units.

NO. 19457-T1 (25th WARD) ORDINANCE REFERRED (11-21-17)
DOCUMENT NO. O2017-8413

Common Address: 2108 w 18th Place

Applicant Ashcer LLC

Owner Ashcer LLC

Attorney Rolando Acosta

Change Request RM4.5 Residential Multi Unit District to B2-3 Neighborhood Mixed Use District

Purpose The Applicant proposes to rezone the property in order to add a residential dwelling unit to an existing four-story building for a total of five dwellings units, with three automobile parking spaces,— and no loading berth. The height of the proposed building will be 55 feet 2 inches. Pursuant to Transit-Served Location provisions of the Chicago Zoning Ordinance the property is approximately 820 feet from the entrance of the CTA Pink Line Damen Station

NO. 19447 (26th WARD) ORDINANCE REFERRED (11-15-17)
DOCUMENT #02017-8289

Common Address: 1108-1110 N California Ave

Applicant: IL Holdings LLC- 1108/10 N. California

Owner: IL Holdings LLC- 1108/10 N. California

Attorney: Law Offices of Samuel VP Banks

Change Request: B3-1Community Shopping District to C1-2 Neighborhood Commercial District

Purpose: The Applicant is seeking a zoning change in order to permit the re-establishment of a tavern (2,108 square feet), within the grade level of the existing three-story building (Lot 14) and to permit the establishment of a general restaurant and tavern (900 square feet), within the existing one-story building (Lot 15) - at the site. The zoning change will also allow for the location and establishment of an outdoor patio(s). at grade level, which will serve the proposed new restaurant and tavern(s). Aside from the interior build out of the two spaces, to allow for the establishment of the restaurant and taverns, there will be no physical alterations to or expansion of the two (2) existing buildings. The one-story detached garage will also remain - unchanged. There is and will remain no off-street (on-site) parking, at the property. The existing three-story building is masonry in construction and measures approximately 42 feet-0 inches in height. The existing one-story frame building measures approximately 13 feet-3 inches in height.

NO. 19456-T1 (27th WARD) ORDINANCE REFERRED (11-21-17)
DOCUMENT NO. O2017-8412

Common Address 2351 - 59 West Grand Avenue; 463- 75 North Western Ave

Applicant MRR 2351 Grand Western LLC

Owner MRR 2351 Grand Western LLC

Attorney Rolando Acosta

Change Request C1-2 Neighborhood Commercial District to C1-3 Neighborhood Commercial District

Purpose One-story, approximately 15.00 feet in height, commercial building; three-story, approximately 38 feet tall mixed-use building containing ground floor commercial space and four residential dwelling units, with no parking spaces and no loading, and vacant lot

NO. 19448-T1 (27th WARD) ORDINANCE REFERRED (11-15-17)
DOCUMENT #02017-8290

Common Address: 513 N May St

Applicant: Keeper Property Holdings LLC

Owner: Keeper Property Holdings LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: B2-2 Neighborhood Mixed Use District to B2-2 Neighborhood Mixed Use District

Purpose: The Applicant is seeking to amend the previously approved Type 1 Zoning Change Application (No. 18865T1). In order to permit the construction of a new four-story (with basement), three-unit, all residential building, pursuant to a modified set of architectural plans. The existing three-car detached garage will remain to service the proposed new multi-unit building. The new proposed building will be masonry in construction and measure 44 feet-9 inches in height.

NO. 19451 (30th WARD) ORDINANCE REFERRED (11-15-17)
DOCUMENT #02017-8293

Common Address: 4350 W Belmont Ave

Applicant: Lydican Properties Inc

Owner: Lydican Properties Inc

Attorney: Law Offices of Samuel VP Banks

Change Request: C1-1 Neighborhood Commercial District to B2-2 Neighborhood Mixed Use District

Purpose: The Applicant is seeking a zoning change in order to bring the existing two-story (with basement), multi-unit, residential building into compliance, under the current Zoning Ordinance. The existing building is presently vacant and unoccupied. Based on the Applicant's best knowledge, the existing building formerly contained at least three (3) dwelling units. The zoning change will also allow for the rehabilitation of the existing building, which renovation plan calls for the erection of a one-story vertical addition and the establishment of a total of four (4) dwelling units, within the newly improved building. The existing detached garage, will remain unchanged, and provide off-street parking for two (2) vehicles. The proposed new addition will be masonry in construction, to match the remainder of the existing building. Once completed, the existing building - with one-story vertical addition, will measure 45 feet-0 inches or less in height.

NO. 19454-T1 (32nd WARD) ORDINANCE REFERRED (11-21-17)
DOCUMENT NO. O2017-8410

Common Address: 2447 N Clybourn

Applicant: D.R. Homes LLC

Owner: Great Homes Chicago

Attorney: Paul Kolpak

Change Request: M1-2 Limited Manufacturing / Business Park District to RM4.5 Residential Multi Unit District

Purpose: To construct new 3 story 3 dwelling units masonry building with basement and new 3 car garage with roof deck. The building height will be 37 feet 11 inches. No commercial space

NO. 19445 (35th WARD) ORDINANCE REFERRED (11-15-17)
DOCUMENT #02017-8287

Common Address: 3830 W Lawrence Ave

Applicant: Rojo Gusano aka Gusano Rojo Inc.

Owner: Avers 20, LLC

Attorney: Brent Pruijm

Change Request: B1-2 Neighborhood Shopping District to B3-2 Community Shopping District

Purpose: Applicant is a restaurant seeking to add seated bar space in place of current standing bar only

NO. 19444-T1 (38th WARD) ORDINANCE REFERRED (11-15-17)
DOCUMENT #02017-8286

Common Address: 3557-59 N Neenah Ave

Applicant: Wes Gizynski

Owner: Wes Gizynski

Attorney: Paul Kolpak

Change Request: RS1 Residential Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To divide the existing lot 61'x 123.50' into two lots each 30.50' x 123.5' to construct two 3 story masonry building with 3 dwelling units

NO. 19452 (42nd WARD) ORDINANCE REFERRED (11-15-17)
DOCUMENT #02017-8295

Common Address: 200-222 S State St; 1-9 W Adams St

Applicant: 202-220 S State Property Owner LLC

Owner: United States of America c/o US General Services Administration

Attorney: Rolando Acosta

Change Request: DX-16 Downtown Mixed Use District to a Residential Business Planned Development

Purpose: The Applicant proposes to retain the existing 202, 214 and 220 S. State Street buildings and construct an addition adjacent to the 202 S. State Street building of equal height to that building (235 feet 3 ½ inches), with the resulting combined development containing approximately 46,000 sq. ft. of commercial space on the lower floors, a maximum of 490 residential units on the upper floors with no parking or loading

NO. 19463 (42nd WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-8762

Common Address: 110 N Wacker Dr

Applicant: HH Wacker Acquisition Company LLC

Owner: HH Wacker Acquisition Company LLC

Attorney: John J. George / Chris A. Leach

Change Request: Waterway Business Planned Development NO. 1369 to Waterway Business Planned Development NO. 1369, as amended

Purpose: To increase the building FAR square footage by 100,000 sf. of the previously approved 50 story 800 foot tall office building with retail on the ground floor and up to 150 on-site parking spaces